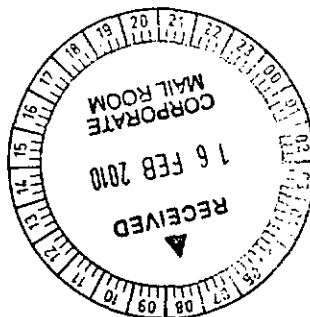


DC

Planning and Transportation Service  
Barnsley MBC  
PO BOX 604  
Barnsley  
S70 9FE



Woodlea Manor  
Browney Bank  
Lanchester  
Co Durham  
DH7 0RP

14 February 2010

Dear Sirs

**PROPOSED RESIDENTIAL DEVELOPMENT AT LAND OFF WEST STREET, WORSBOROUGH DALE, BARNSELY FOR MR C SMITH.**

I submit for your consideration a planning application for the above proposal.

Please find herewith completed application forms, plans, fee together with a Design and Access Statement and drawings as detailed below and on the application form.

**DESIGN AND ACCESS STATEMENT.**

This statement seeks to follow the CABE good practice guide on design and access statements. The proposal is also assessed against National and local policy in respect of new residential development.

**1. The application.**

The applicants seek outline planning permission for the following two storey dwellings:

Block A: 2 No. semi detached dwellings at 100 square metres each. Block B: 8 No. two bedroom self contained apartments at 55-65 square metres each. Block C: 4 No. linked and semi detached dwellings at 120 square metres each. All sited as shown on Master Plan Drg No. 02 enclosed.

**2. Background.**

The land in consideration was formerly the site of the Worsborough Dale Workingmen's Club and some private garages. It is considered to be a brownfield site.

### **3. Proposal**

Application for planning permission for the construction of 2 No. semi detached dwellings, 4 No. linked detached and semi detached dwellings and 8 No. two bedroom self contained apartments These dwellings would be constructed in brick and slate in colours to compliment adjacent properties.

#### **Supplementary Planning Guidance No. 7 The layout of new housing. Planning Policy Statement 3: Housing**

The main theme that the SPG covers is a sense of space around dwellings, crime and privacy. In accordance with this guidance the house are laid out and orientated to ensure surveillance of public areas.

The proposed layout indicates that the space about dwelling and privacy standards set out in the guidance are secured.

This proposal would provide high quality housing that is well designed and built to a high standard and reflects need and demand in the area. The proposal is located in a suitable location with access to services and public transport as promoted in PPS3.

### **5 Design**

The basic design principals would reflect the setting and relationship to the area with a high design standard to reflect the location. The materials are high quality and replicate the standard of materials used in the construction of recent built development.

### **6 Layout and landscaping**

The proposed layout reflects the requirements of the planning policies and the locality and advice in SPG No.7. The placing of the dwellings provides a balance with privacy and security and provides open space. The proposed landscaping through trees, lawns and hedges would provide an instant sense of maturity to the proposal and soften the existing boundaries. The entrance off West Street would be designed to provides a sense of place and would clearly defines the entrance to the dwellings.

Keyblock parking areas are provided and these will link to areas surfaced with Tegula block paving which provides a surface which is easily trafficked by pedestrians, prams, wheelchairs and vehicles and would add character to the development. This paving surface provides a permeable surface to minimise surface water run off to meet sustainability aims detailed in PPS3.

***Blue area on Location and Ownership Plan***

There are no proposals for the development of this area. Subject to receipt of a satisfactory planning permission I would seek to secure the use of this land for a variety of recreational and green space uses such as for informal amenity area, children's play area or kick about areas. I would pass the ownership of this land to the Council for recreation use, thereby safeguarding it from future development.

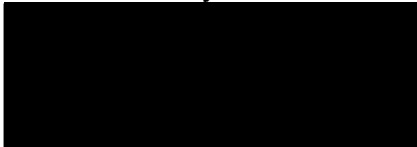
**7. Conclusion**

As detailed above and in the application forms we believe that all relevant matters for consideration have been address in this application and our proposals would represent an asset to the area and would not impact upon the amenity of neighbours.

I would hope that you have sufficient information to consider this application favourably and look forward to receiving outline planning approval.

If there is any further information you require please do not hesitate to contact me.

Yours faithfully



Charles Smith

Enclosed:

Drg: 02 Master PlanLC01 Proposed House details and site layout  
Drg: 01 Location Plan